181.0	0005	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	706,100 / 706,100
					USE VALUE:	706,100 / 706,100
					ASSESSED:	706,100 / 706,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		KEATS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KERINS THOMAS E & MELISSA W
Owner 2:	
Owner 3:	
Street 1:	9 KEATS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LOVETT-ARCHER ANNMARIE -
Owner 2:	-
Street 1:	9 KEATS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,800 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1967, having primarily Vinyl Exterior and 1810 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6800.000	269,300		436,800	706,100
Total Card	0.156	269,300		436,800	706,100
Total Parcel	0.156	269,300		436,800	706,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.11 | /Parcel: 390.1

Legal Description

User Acct 122744

GIS Ref

GIS Ref

Insp Date 07/10/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 181.0-0005-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	269,300	0	6,800.	436,800	706,100	706,100	Year End Roll	12/18/2019
2019	101	FV	277,100	0	6,800.	436,800	713,900	713,900	Year End Roll	1/3/2019
2018	101	FV	278,600	0	6,800.	368,200	646,800	646,800	Year End Roll	12/20/2017
2017	101	FV	278,600	0	6,800.	337,000	615,600	615,600	Year End Roll	1/3/2017
2016	101	FV	278,600	0	6,800.	287,000	565,600	565,600	Year End	1/4/2016
2015	101	FV	236,800	0	6,800.	249,600	486,400	486,400	Year End Roll	12/11/2014
2014	101	FV	236,800	0	6,800.	230,900	467,700	467,700	Year End Roll	12/16/2013
2013	101	FV	236,800	0	6,800.	219,600	456,400	456,400		12/13/2012

!14204!

PRINT

Date	Time
12/11/20	04:04:27

LAST REV

Date	Time
07/27/18	09:58:26
apro	
14204	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOVETT-ARCHER A	41696-408		12/29/2003		437,500	No	No		
ARCHER MARK & A	40127-539		7/25/2003	Family		No	No		
CORNETTA RAFFAE	30111-285		4/30/1999		260,000	No	No		
	11762-351		10/11/1968		1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2011	338	Wood Dec	4,000					REPL DECK

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2018	MEAS&NOTICE	BS	Barbara S
3/7/2009	Inspected	197	PATRIOT
12/8/2008	Measured	372	PATRIOT
6/19/2000	MLS		
1/4/2000	Mailer Sent		
12/28/1999	Measured	163	PATRIOT
7/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	122744
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6800		Sq. Ft.	Site		0	70.	0.92	7									436,801						436,800	

Total AC/HA: 0.15611 | Total SF/SM: 6800 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 436,801 | Spl Credit | Total: 436,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	18	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.01344311
Adj $ / SQ:	129.974
Other Features:	99636
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	330831
Depreciation:	61535
Depreciated Total:	269296

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1		HB	1			

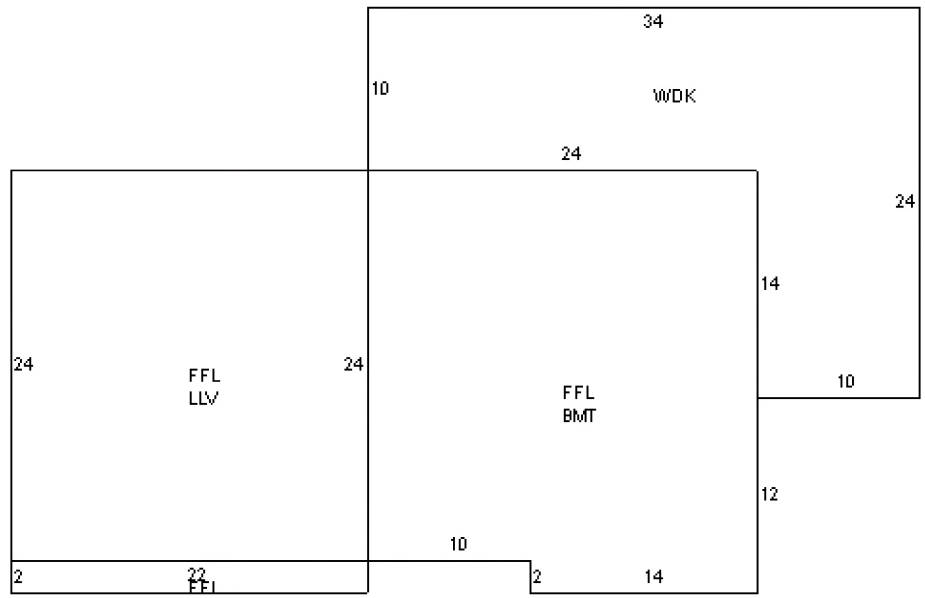
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	1
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	129.97
Special Features:	0	Val/Su Net:	96.59
Final Total:	269300	Val/Su SzAd	229.00

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,176	129.970	152,850
BMT	Basement	604	56.730	34,267
LLV	Lower Level	528	76.030	40,146
WDK	Deck	480	8.190	3,932
	Net Sketched Area:	2,788	Total:	231,195
Size Ad	1176	Gross Are	2788	FinArea 1810

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	C	
LLV	100	FLA	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 181.0-0005-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	